

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixteenth day of July 2003, at 7:35P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
Jeffrey H. Simme, Building & Zoning Inspector  
Richard J. Sherwood, Town Attorney  
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:35 PM. Motion was made by Melvin Szymanski to approve the minutes from the July 2, 2003 Planning Board Meeting; seconded by John Gober and unanimously carried.

Chair Keysa referred to additional communication 7-2-25 regarding proposed abandonment of a portion of the former West Shore Railroad. He asked if the Town Board had taken any action on the resolution that was requested at the November 20, 2002 Planning Board Meeting. Councilmember Stempniak stated that no action has been taken on that resolution. Chair Keysa asked Councilmember Stempniak to look into having the Town Board follow up on this resolution.

**Communications for the July 16, 2003 meeting of the  
Town of Lancaster Planning Board**

- 7-16-1 Letter dated July 3, 2003 from Town Attorney Richard Sherwood and labeled "confidential communication" transmitting letter dated June 27, 2003 from NYSDEC regarding Henslow Sparrows, indicating that map is available only to those with need to know.
- 7-16-2 Letter dated July 3, 2003 from Thomas Dearing, Community Planning Coordinator with ECDEP, announcing a project called "Erie-Niagara Framework for Regional Growth", accessible on website [www.regionalframework.com](http://www.regionalframework.com).
- 7-16-3 Memo dated July 9, 2003 from Building & Zoning Inspector Jeff Simme transmitting a full set of 50 construction drawings for the Evans National Bank, 4979 Transit Road, project 3046.
- 7-16-4 Note dated July 10, 2003 from Ronald Grimm, Jr. transmitting revised sketch of layout for large retail store proposed for 4839 Transit Road.
- 7-16-5 Memo dated July 11, 2003 from Town Attorney noticing MRC meeting for 6:30 p.m. on July 21, 2003 at which MRC will conduct SEQR review of Meadowood Apartments expansion, Evans National Bank, Wendy's Restaurant, and Valerie Jurek's proposal for an 18 hole golf course.
- 7-16-6 Memo from Town Attorney dated July 16, 2003 transmitting additional comments received from ECDEP regarding Evans National Bank and Wendy's Restaurant.

## **ACTION ITEMS -**

**SITE PLAN REVIEW/18-HOLE MINIATURE GOLF FACILITY, 6152 BROADWAY, LANCASTER, NY. ADDITION TO PROJECT NO.6131(FRUIT STAND). CONTACT PERSON: VALERIE JUREK.**

Paul Jurek presented to the Planning Board the proposed site plan for an 18-hole golf course as an addition to the existing fruit stand project. The addition to the project would consist of a 17, 000 sq. ft. golf course and 3,600 - 4,000 sq. ft. area for batting cages. Each batting cage would be 10' X 60'. He also explained that the water fountains within the golf course would use a filtration system and recycle the water within each system. Member Szymanski questioned whether a golf course/recreational could be built on this parcel since it is zoned NB-Neighborhood Business, and a golf course is not listed under NB in the code book. After checking the code book for the Town of Lancaster, Town Attorney Sherwood stated that this parcel would need to be zoned GB-General Business for this type of facility.

## **DETERMINATION**

At the request of the applicant, this project was withdrawn based upon the fact that this parcel needs to be rezoned.

## **OTHER BUSINESS**

Member Gober inquired about the status of the Master Plan for the Town. Councilmember Stempniak told the Planning Board that the consulting engineer firm is in the process of incorporating the Planning Board Comments and their own comments into the document.

Member Szymanski asked about the Good Earth facility on Broadway and why it was so run down. Chair Keysa said that the company was experiencing some financial problems and they are trying to work through them.

At 8:20 PM a motion was made by John Gober to adjourn the meeting. The motion was seconded by Lawrence Korzeniewski and unanimously carried.